



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

PLANNING DEPARTMENT HEARING

*Promoting the wise use of land
Helping build great communities*

MEETING DATE September 16, 2005	CONTACT/PHONE Stephanie Fuhs (805) 781-5721	APPLICANT Steve Waymire/ Leonard Puma	FILE NO. COAL 05-0119 SUB2004-00305
SUBJECT Hearing to consider a request by Steve Waymire/Leonard Puma for a Lot Line Adjustment to adjust the lot lines between two parcels of 1.25 and 2.5 acres each. The adjustment will result in two parcels of 2.056 and 1.694 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Residential Suburban land use category and is located on the south side of Heritage Lane, approximately 500 feet east of Noyes Road, approximately one mile north of the City of Arroyo Grande. The site is in the San Luis Bay (Inland) planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 05-0119 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.			
ENVIRONMENTAL DETERMINATION A Class Five Categorical Exemption was issued on July 13, 2005 (ED05-015).			
LAND USE CATEGORY Residential Suburban	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 044,251,048, 044,251,059	SUPERVISOR DISTRICT(S) 4
PLANNING AREA STANDARDS: None applicable			
LAND USE ORDINANCE STANDARDS: 22.22.070 – Subdivision Design Standards for the Residential Suburban land use category			
EXISTING USES: Two single family residences, accessory structures			
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Rural/Scattered residences <i>East:</i> Residential Suburban/Residences <i>South:</i> Residential Suburban/Residences <i>West:</i> Residential Rural/Scattered residences			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner, CDF, City of Arroyo Grande			
TOPOGRAPHY: Gently to moderately sloping		VEGETATION:	
PROPOSED SERVICES: Water supply: On-site well (044,251,048)/ Community system (044,251,059) Sewage Disposal: Individual septic system Fire Protection: CDF		ACCEPTANCE DATE: July 13, 2005	

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between two legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
Parcel 1 - 1.25 acres	2.05 acres
Parcel 2 - 2.5 acres	1.69 acres

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to more nearly equalize the parcel sizes and conform to the minimum parcel size for the land use. Currently, Parcel 1 (044,251,059) is served by community water which allows a one acre minimum parcel size. Parcel 2 (044,251,048) is served by an individual well which requires a 2.5 acre minimum parcel size. The proposed resulting lot size for Parcel 2 after the adjustment would be below 2.5 acres (1.69 acres). The applicant is proposing that Parcel 2 be served by the community water system with approval of this lot line adjustment which allows staff to make the finding that the resulting adjustment will be equal to, or better than the existing situation because the parcel will comply with the minimum parcel size of one acre for parcels in the Residential Suburban land use category being served by community water. A condition has been added to the project accordingly.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcels as adjusted are consistent with the minimum parcel sizes as set forth in the General Plan, staff has concluded that the adjustment is consistent with both state and local law, as conditioned for connection to the community water system.

LEGAL LOT STATUS:

The two lots were legally created a recorded map at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the proposed lots, as proposed and conditioned, meet the minimum parcel sizes and design criteria set forth in the Real Property Division Ordinance.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class Five) pursuant to CEQA Guidelines Section 15303 because the project is a minor adjustment on slopes of less than 20 percent.

CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action.
10. All parcels shall be provided with legal access from a public road. Easements or offers of dedication with a minimum width of 20 feet shall be recorded for all parcels that currently do not have access. These shall be shown on a map (if a map is used to final the adjustment) or recorded with the certificates of compliance.

11. **Prior to recordation of a parcel map or certificates of compliance finalizing the lot line adjustment**, proposed parcel 2 (APN 044,251,048) shall connect to the community water system. A final will-serve letter from the water company shall be submitted stating that operable water facilities are in place before the map or certificates are recorded.

Staff report prepared by Stephanie Fuhs
and reviewed by Kami Griffin, Supervising Planner



7

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING



APR - 1 2005

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

3/30/05

FROM

PW

WAYMIRE / COAL 05-019



South Co. Team

(Please direct response to the above)

SUB 2004-00305

Project Name and Number

Development Review Section (Phone:

788-2009)

*OR ASK THE SWITCH-
BOARD FOR THE PLANNERS

PROJECT DESCRIPTION: LLA - between 2 lots, in order to
accommodate size increase to parcel 044-251-059. 1.25
acres located off Heritage Ln. in Arroyo Grande.
APN: 044-251-048 & 059.

Return this letter with your comments attached no later than:

4/15/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

?

YES
NO

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

?

NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE

TITLE REPORT COVERS WAYMIRE, IT HAS NOTHING ON PUMA PROPERTY. WELLS
& SEPTIC TANK/LEACH FIELD NOT SHOWN ON MAP. PUMA PROPERTY, USING WELL & SEPTIC
TANK - CAN WE REDUCE PARCEL SIZE BELOW 2.5 AC? WILL THIS REQUIRE PUMA TO
CONNECT TO COMMUNITY WATER? THE PROPOSAL CREATES NO PROBLEMS FOR PUBLIC
WORKS - IF CONCERNS ABOVE ARE ADDRESSED RECOMMEND APPROVAL.

21 April 2005
Date

GRODWIN
Name

5252
Phone

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No SUB2004-00305

APPLICATION TYPE CHECK ALL THAT APPLY

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Public Lot | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Certificate of Compliance | <input checked="" type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Tract Map | <input type="checkbox"/> Receiving Site | <input type="checkbox"/> Sending Site |
| <input type="checkbox"/> Condominium (new or conversion) | <input type="checkbox"/> Road Abandonment | <input type="checkbox"/> Road Name | |
| <input type="checkbox"/> Reversion to Acreage | <input type="checkbox"/> Reconsideration | | |

COAL-05 0119

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Steve Waymire Daytime Phone (805) 459-1388
Mailing Address 650 Heritage Lane, A.G. 93420
Email Address: swaymire@valleychoice.com

☐ Applicant Name Same Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

☐ Agent Name _____ Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

PROPERTY INFORMATION

Total Size of Site: 1.25 acres Assessor Parcel Number(s): 044-251-48 (2.5 acres) 4
044-251-59 (1.25 acres) 4
Legal Description: Pm 32-10
Address of the project (if known): 650 Heritage Lane, A.G., 93420
Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Noyes / La Teena

Describe current uses, existing structures, and other improvements and vegetation on the property:

single family residence, drive-way, coral, natural terrain

PROPOSED PROJECT

Describe the proposed project (inc. size of all proposed parcels): lot line adjustment to move
back 136.3 ft. x 257.64 ft. ^(.866 acres) section from 044-251-48 to 044-251-59.

LEGAL DECLARATION

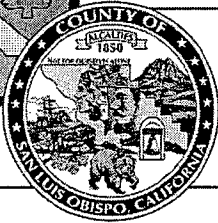
I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Steve Waymire Date 3/23/05

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?

AG-FR /SLB /RS



CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

May 25, 2005

South County Team
County of San Luis Obispo
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2004-00305 (*Waymire*)

Dear South County Team,

I have reviewed the referral for the parcel map plans for the proposed lot line adjustment parcel subdivision project located at 650 Heritage Lane, Arroyo Grande, CA. This project is located approximately 10 to 15 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires.

It is designated a High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

Access Road

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.

- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.
- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
 - 0-49 feet, 10 feet is required
 - 50-199 feet, 12 feet is required
 - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

Water Supply

The following applies:

☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

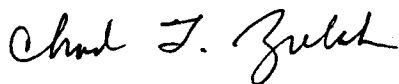
☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,



Chad T. Zrelak
Fire Captain Inspector

cc: Waymire



SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

RECEIVED
VICTOR H. HARRIS, AICP
DIRECTOR

APR 01 2005

THIS IS A NEW PROJECT REFERRAL

CITY OF ARROYO GRANDE
COMMUNITY DEVELOPMENT

DATE:

3/30/05

TO:

City of A.G.

FROM:

South Co. Team

(Please direct response to the above)

WAYMIRE / CDAL 05-0119

SUB 2004-00305

Project Name and Number

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788-2009)

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☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

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No comment on LLA; No increase in number of dwellings.
Appears to conform to Residential Suburban parcel size requirements

April 5, 2005
Date

Rob Strong, Comm. Dev. Director
Name City of Arroyo Grande

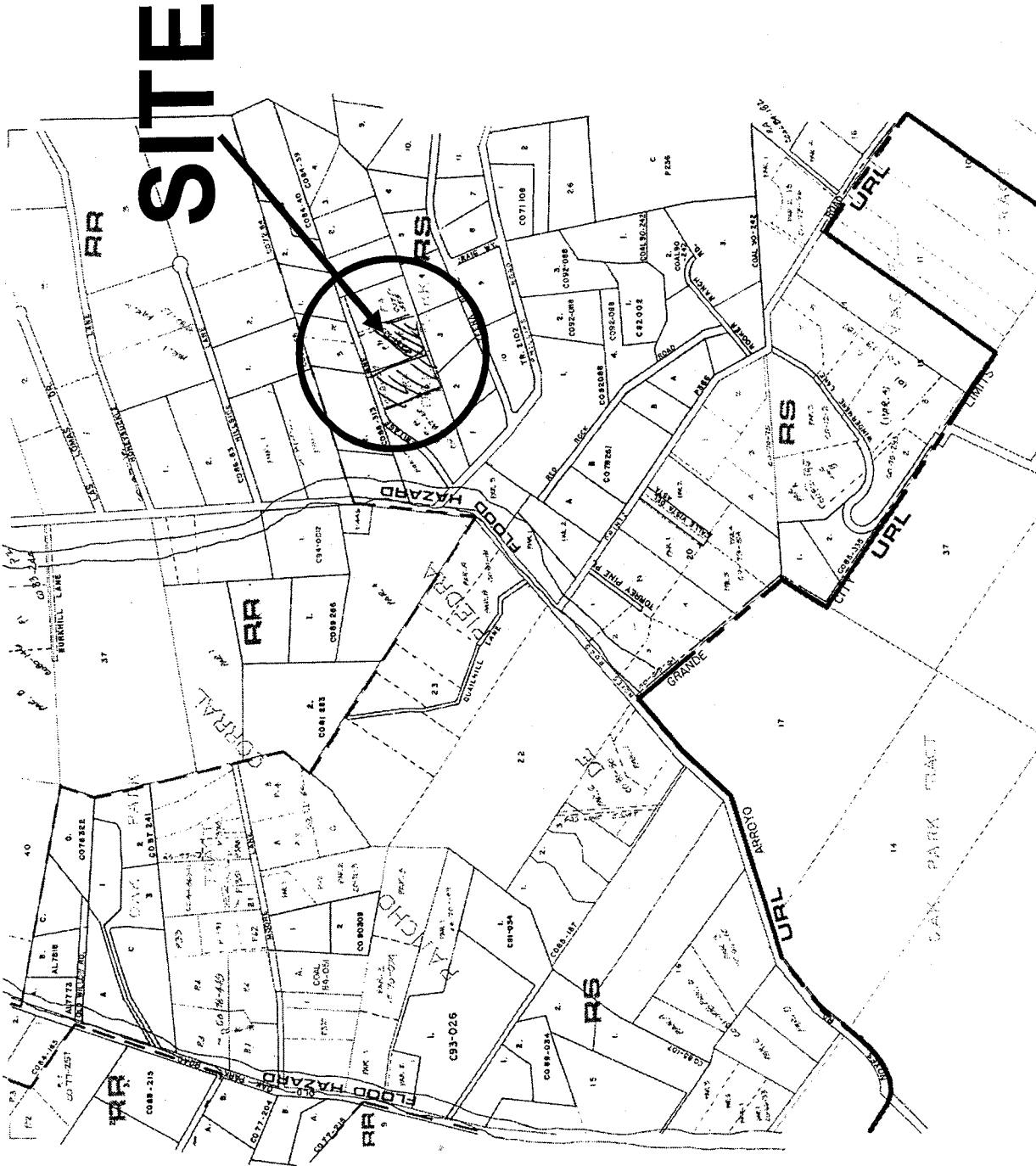
4735420
Phone



Vicinity Map

PROJECT

Lot Line Adjustment
Waymire SUB2004-00305



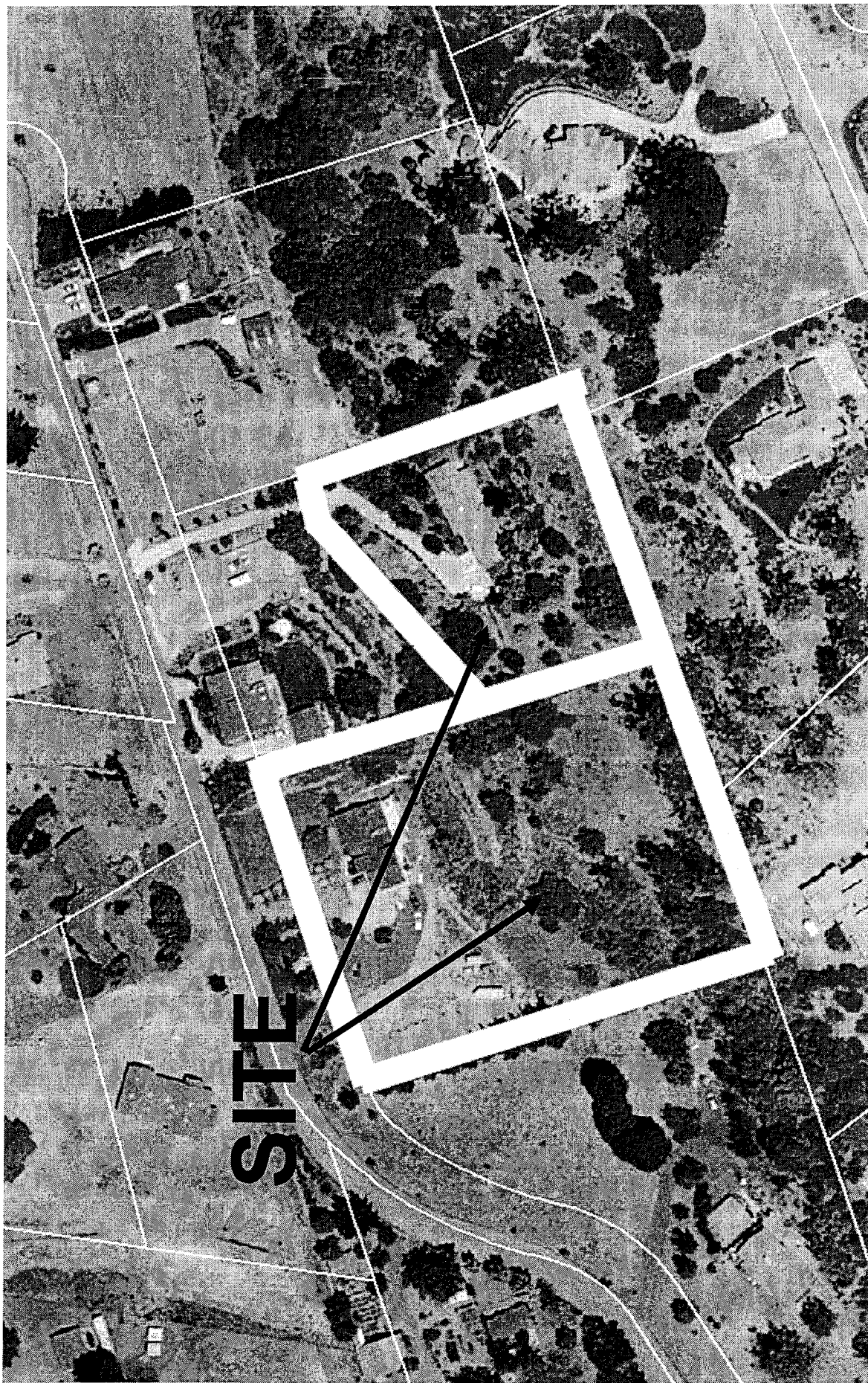
PROJECT

Lot Line Adjustment
Waymire SUB2004-00305

EXHIBIT

Land Use Map





PROJECT

Lot Line Adjustment
Waymire SUB2004-00305

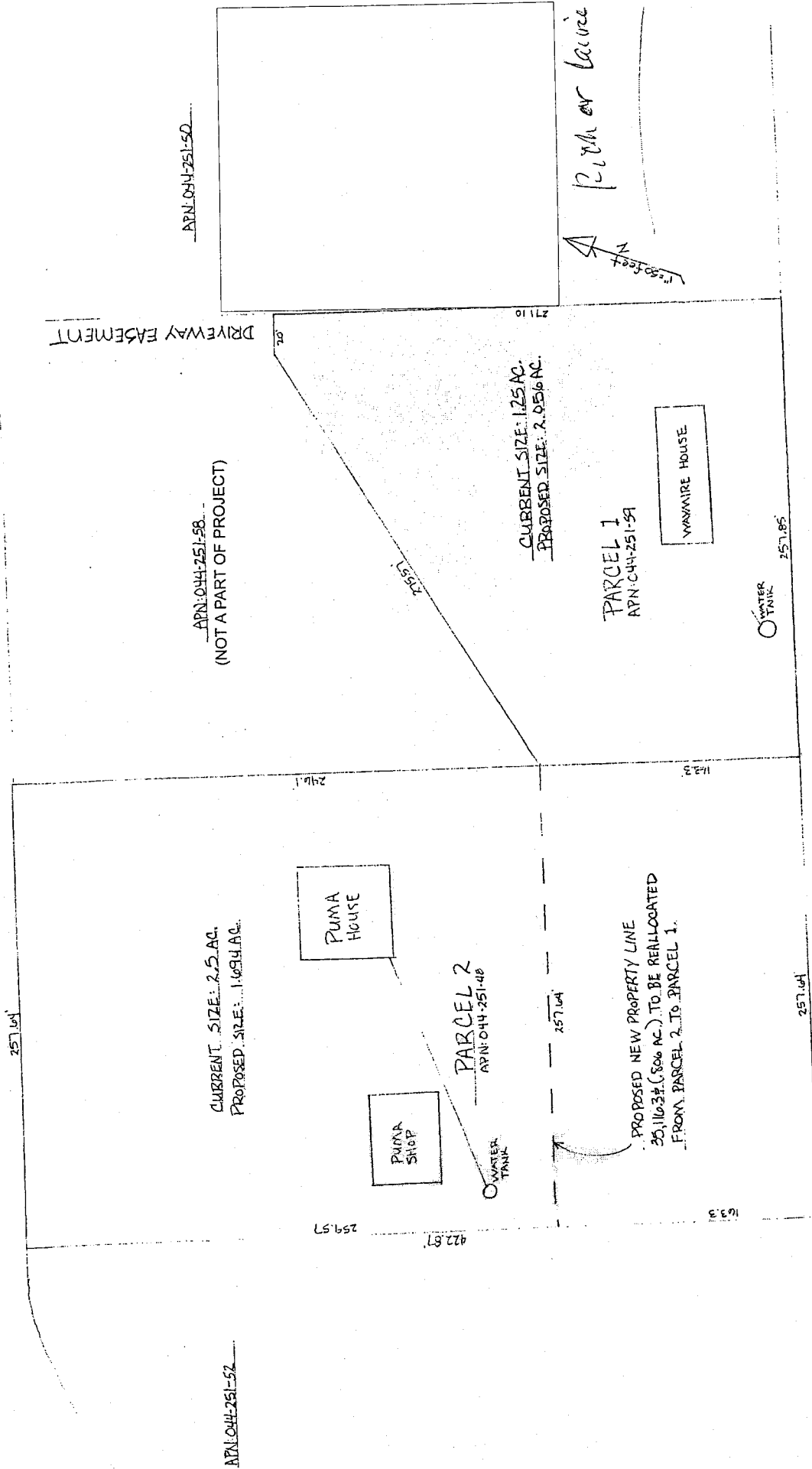


EXHIBIT

Aerial Photograph

COAL 05-0119

HERITAGE LANE



PROJECT

Lot Line Adjustment
Waymire SUB2004-00305



EXHIBIT

Site Plan